

**IMPORTANT NOTICE TO APPLICANT:**

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

**FOR OFFICIAL USE ONLY:**

Agenda Date: 2-7-14

Tentative No.: 23458-1-NEW

Received Date: 1-27-14

**FEES:**  
 D.R.E.R.----- \$1,872.00  
 Plus \$10.90 per site in excess of 6 sites----- \$0.00  
 D.R.E.R. enviromental----- \$210.00  
 PRINT \$2,082.00

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$124.92 \*Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 \*\*\*\*\*AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

# **APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 28 Twp.: 55 S. Rge.: 40 E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: WH CARS LOT

2. Owner's Name: CAR WAR FL LRSD LLC Phone: 703-288-3075

Address: 8270 GREENSBORO DRIVE, STE. 950 City: MCLEAN State: VA Zip Code: 22102-4909

Owner's Email Address: JBISHOP@CAPITALAUTOMOTIVE.COM

3. Surveyor's Name: ATKINS NORTH AMERICA, INC. Phone: 305-514-3270

Address: 2001 NW 107 AVENUE City: MIAMI State: FL Zip Code: 33172-2507

Surveyor's Email Address: DOUGLAS.W.DEANS@ATKINSGLOBAL.COM

4. Folio No(s): 30-5028-000-0450 / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED TO CAR WAR FL LRSD LLC AS RECORDED IN O. R. BOOK 28388, PAGE 4806, MIAMI-DADE COUNTY RECORDS.

6. Street boundaries: SOUTH DIXIE HIGHWAY ON THE EAST

7. Present Zoning: BU-3 Zoning Hearing No.: \_\_\_\_\_

8. Proposed use of Property:  
 Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( \_\_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.),  
 Business( \_\_\_\_\_ Sq. Ft.), Office( \_\_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_\_), Other ( X Sq. Ft. & No. of Units \_\_\_\_\_)  
COMMERCIAL PARKING ONLY. 44,909 S.F.

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 776.082 or FS. 776.083. CAR WAR FL LRSD LLC, a Delaware limited liability company

By: Catherine L. Potter  
 Capital Automotive Real Estate Services, Inc.  
 a Delaware corporation, its Manager

STATE OF FLORIDA

COUNTY OF MIAMI-DADE SS:

Signature of Owner: \_\_\_\_\_

(Print name & Title here): CATHERINE L. POTTER  
Vice President & Secretary

BEFORE ME, personally appeared Catherine L. Potter this 4 day of December, 2013 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 4 day of December, 2013 A.D.

YOLANDA HIDALGO SMITH  
 NOTARY PUBLIC  
 R.C.G. #316608  
 COMMONWEALTH OF VIRGINIA  
 MY COMMISSION EXPIRES JULY 31, 2014

Signature of Notary Public: Yolanda Hidalgo Smith

(Print, Type name here): Yolanda Hidalgo Smith

07-31-14 316608  
 (Commission Expires) (Commission Number)

(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

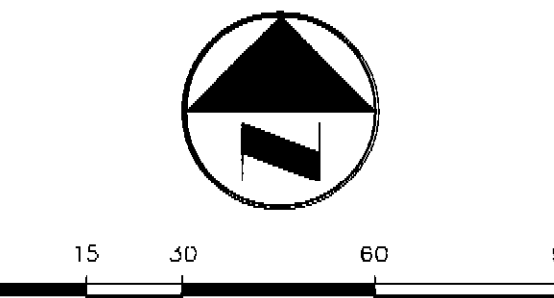
# BOUNDARY AND TOPOGRAPHIC SURVEY FOR A TENTATIVE PLAT OF: WH CARS LOT

TENTATIVE PLAT No. \_\_\_\_\_

BEING A PROPOSED SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 55 SOUTH, RANGE 40 EAST  
MIAMI-DADE COUNTY, FLORIDA

**ATKINS**  
ATKINS NORTH AMERICA, INC.  
2001 NW 107th AVENUE  
MIAMI, FLORIDA 33172  
(305) 592-7275  
JANUARY 2014  
SCALE AS SHOWN

ABBREVIATIONS	
(N) = NORTH	Δ = CENTRAL ANGLE (DELTA)
R = RADIUS	CH.F. = CHAIN LINK FENCE
SEC = SECTION	CONC. = CONCRETE
PG. = PAGE	(D) = DEED (O.R.B. 28388, PG. 4806)
R.P.B. = ROAD PLAT BOOK	Tan = TANGENT
O.R.B. = OFFICIAL RECORDS BOOK	STA. = STATION
TFN = TAX FOLIO NUMBER	F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
P.B. = PLAT BOOK	CCR = CERTIFIED CORNER RECORD
M.H. = MANHOLE	P.O.B. = POINT OF BEGINNING
PNT = POINT	P.O.C. = POINT OF COMMENCEMENT
(C) = CALCULATED	CB = CATCH BASIN
	L = LENGTH (WHEN USED IN CURVE DATA)



**CONTACT PERSON INFORMATION:**  
NAME: DOUGLAS W. DEANS, PLS  
ATKINS NORTH AMERICA, INC.  
TELEPHONE: 1.305.514.3275  
FAX NUMBER: 1.305.471.6984  
E-MAIL: DOUGLAS.W.DEANS@ATKINSGLOBAL.COM

**OWNER INFORMATION:**  
NAME: JAMIE BISHOP  
CAR WAR FL LSRD, LLC  
8070 GREENSBORO DRIVE SUITE 950  
MCLEAN, VA 22102-4909  
TELEPHONE: 1.703.288.3075  
E-MAIL: JBISHOP@CAPITALAUTOMOTIVE.COM

**REPORT OF BOUNDARY AND TOPOGRAPHIC SURVEY**  
TENTATIVE PLAT OF WH CARS LOT  
MIAMI-DADE COUNTY, FLORIDA

**ARTICLE I**  
DEFINITIONS, GENERALLY:  
CLIENT: SHALL MEAN CAR WAR FL LSRD, LLC.  
SURVEY MAP: SHALL MEAN THE GRAPHIC DEPICTION OF THE BOUNDARY AND TOPOGRAPHIC SURVEY MAP MADE A PART HEREOF AND INCORPORATED HEREIN, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.  
SUBJECT PROPERTY: SHALL MEAN ALL THAT LOT, PARCEL, OR PIECE OF LAND INDICATED IN THE LEGAL DESCRIPTION PORTION OF THIS REPORT AND SURVEY MAP, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.  
COUNTY: SHALL MEAN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE NAME OF WHICH WAS CHANGED FROM "DADE COUNTY" BY ITS ELECTIONS ON NOVEMBER 13, 1997 AND CONFIRMED BY ITS BOARD OF COUNTY COMMISSIONERS PURSUANT TO COUNTY ORDINANCE NUMBER 97-215. ALL REFERENCES TO INSTRUMENTS RECORDED PRIOR TO THAT DATE SHALL REFER TO THE PREVIOUS COUNTY NAME AND CONVERSELY, ALL REFERENCES TO INSTRUMENTS RECORDED TO THAT DATE (OR MENTION BY COMMON REFERENCE, AS THE CASE MAY BE) SHALL REFER TO THE PRESENT COUNTY NAME.  
PREDECESSOR: SHALL MEAN THE PREDECESSOR NAME OF ATKINS NORTH AMERICA, INC.

**ARTICLE II**  
MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY:  
SEE SURVEY MAP MADE A PART HEREOF BY REFERENCE. THE DATE OF COMPLETION OF FIELD SURVEY IN CONNECTION WITH SAME WAS ON JANUARY 8, 2014 (THE "SURVEY DATE").

**ARTICLE III**  
LEGAL DESCRIPTION:  
COMMENCING AT THE SW CORNER OF SECTION 28, TOWNSHIP 55 SOUTH, RANGE 40 EAST, RUN EAST ALONG THE SOUTH LINE OF SAID SECTION 28 FOR 284.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, THENCE RUN NORTH 25 DEG 10'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 467.35 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE CONTINUE NORTH 25 DEG 10'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 203.32 FEET; THENCE S 86 DEG 34'40" EAST FOR 245.40 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 304.87 FEET, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY #1, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE OF US HIGHWAY #1, THROUGH A CENTRAL ANGLE OF 3 DEG 21'56" FOR 200.00 FEET, CHORD BEARING S 17 DEG 54'38.5" WEST, CHORD DISTANCE OF 199.97 FEET, THENCE S 80 DEG 42'00" WEST FOR 59.83 FEET, THENCE N 00 DEG 19'00" WEST FOR 150.72 FEET, THENCE N 89 DEG 45'47" WEST FOR 188.83 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD AND THE POINT OF BEGINNING.

(THIS BEING THE SAME PROPERTY AS DESCRIBED IN EXHIBIT A OF THE SPECIAL WARRANTY DEED FROM WARREN HENRY AUTOMOBILES, INC. TO CAR WAR FL LSRD, LLC, DATED NOVEMBER 29, 2012 AND RECORDED DECEMBER 6, 2012 IN OFFICIAL RECORDS BOOK 28388 AT PAGE 4806 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.)

**ARTICLE IV**  
ACCURACY:  
THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5A-17 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT. FOR MORE INFORMATION REGARDING METHODS AND PROCEDURES FOR THIS SURVEY, REFER TO THE BOUNDARY INCONSISTENCIES PORTION OF THIS REPORT.

**ARTICLE V**  
SOURCES OF DATA:  
THE FOLLOWING DATA WERE USED FOR CONTROL IN THE FIELD AND THE OFFICE, TOGETHER WITH DATA AS COLLECTED IN THE FIELD AS MORE FULLY DESCRIBED ON THE SURVEY MAP AND CONTAINED WITHIN THIS REPORT, VIZ:

1. TAX ROLL DATA FOR THE 2013 TAX YEAR PUBLISHED BY THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S OFFICE, (FOR REFERENCE ONLY).
2. EXHIBIT A OF THE SPECIAL WARRANTY DEED FROM WARREN HENRY AUTOMOBILES, INC. TO CAR WAR FL LSRD, LLC, DATED NOVEMBER 29, 2012 AND RECORDED DECEMBER 6, 2012 IN OFFICIAL RECORDS BOOK 28388 AT PAGE 4810 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
3. EXHIBIT A OF THE SPECIAL WARRANTY DEED FROM WARREN HENRY AUTOMOBILES, INC. TO CAR WAR FL LSRD, LLC, DATED NOVEMBER 29, 2012 AND RECORDED DECEMBER 6, 2012 IN OFFICIAL RECORDS BOOK 28388 AT PAGE 4806 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE LEGAL DESCRIPTION SET FORTH IN ARTICLE III OF THIS REPORT IS THE SAME DESCRIPTION SHOWN ON SAID EXHIBIT A.
4. BEARINGS AS SHOWN ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 55 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, FLORIDA, THIS IS A CALCULATED BEARING BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983/1980 ADJUSTMENT (NAD83/90). THIS LINE IS WELL-MONUMENTED AND MORE FULLY SHOWN ON THE SURVEY MAP.
5. MAP OF TOWNSHIP 55 SOUTH, RANGE 40 EAST PUBLISHED BY THE METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION IN DECEMBER 1977. THE DATA SHOWN ON THIS MAP INDICATED THE SECTION AND QUARTER SECTION CORNER DATA IN EXISTENCE AT THAT TIME AND IS REFERENCED TO THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, NATIONAL GEODETIC SURVEY 1974 ADJUSTMENT.
6. A BOUNDARY SURVEY MAP AND REPORT FOR THE SUBJECT PROPERTY PREPARED BY ALL SOUTH SURVEYORS, INC. UNDER SURVEY NUMBER 95-08-1495, DATED SEPTEMBER 14, 1997 AND LAST CERTIFIED SEPTEMBER 12, 2000.
7. A BOUNDARY AND TOPOGRAPHIC SURVEY MAP AND REPORT FOR THE SUBJECT PROPERTY PREPARED BY ATKINS NORTH AMERICA, INC. AS LAST REVISED APRIL 4, 2014 UNDER SURVEY NUMBER 10002993.01.
8. AN ALTA/ACSM LAND TITLE BOUNDARY SURVEY MAP AND REPORT FOR THE SUBJECT PROPERTY PREPARED BY MILLMAN NATIONAL LAND SERVICES UNDER PROJECT NUMBER 26021, DATED NOVEMBER 5, 2013.
9. RECORDED PLAT OF "LINDSEY LUMBER PERRINE" AS RECORDED APRIL 3, 1964 IN PLAT BOOK 77 AT PAGE 86 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.
10. EASEMENTS FILED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AS MORE FULLY SHOWN ON THE SURVEY MAP. THESE EASEMENTS AND OTHER ENCUMBRANCES WERE OBTAINED FROM AN OPINION OF TITLE RENDERED BY BELFLO PARKER JACOBS, PLLC FOR THIS BOUNDARY SURVEY AND TENTATIVE PLAT.
11. STATE OF FLORIDA, STATE ROAD DEPARTMENT, RIGHT OF WAY MAP FOR STATE ROAD NUMBER 5, SECTION 87020, AS RECORDED AUGUST 29, 1951 IN ROAD PLAT BOOK 51 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.
12. STATE OF FLORIDA, STATE ROAD DEPARTMENT, RIGHT OF WAY MAP FOR STATE ROAD NUMBER 5, SECTION 87020-2512, AS RECORDED FEBRUARY 24, 1969 IN ROAD PLAT BOOK 83 AT PAGE 83 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.
13. STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP FOR STATE ROAD NUMBER 5, AS RECORDED NOVEMBER 20, 1989 IN ROAD PLAT BOOK 124 AT PAGE 57 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.
14. THE SUBJECT PROPERTY APPEARS TO BE WITHIN THE "15" (15' HIGH) DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, THE SAME AS MORE FULLY SHOWN ON THE U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 10960C001H, DATED SEPTEMBER 11, 2009.
15. THE SUBJECT PROPERTY APPEARS TO BE WITHIN MIAMI-DADE COUNTY FLOOD CRITERIA +8.5 FEET, PURSUANT TO THE "AMENDED PLAT OF FLOOD CRITERIA MAP" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120 AT PAGE 13 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. THIS IS AN ESTIMATED VALUE BASE ON REVIEW OF SAID MAPS AND IS SUBJECT TO FINAL INTERPRETATION BY MIAMI-DADE COUNTY.
16. ELEVATIONS AS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
17. MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT BENCHMARK NUMBER U-746, ELEVATION +13.41 FEET, WAS USED FOR VERTICAL CONTROL. THE BENCHMARK IS A 6" BRAND NAIL AND BRASS WASHER SET IN A CONCRETE SLAB FOR A TRAFFIC CONTROL BOX AND IS LOCATED 29 FEET SOUTH OF THE CENTERLINE OF S.W. 168TH STREET (RICHMOND DRIVE) AND 53 FEET EAST OF THE CENTERLINE OF THE U.S. HIGHWAY NO. 1 (BUS WAY) (SOURCE: MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT, COUNTY SURVEYORS BENCHMARK BOOK, LOCATION NUMBER 5045).

**ARTICLE VI**  
LIMITATIONS:  
1. SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

2. NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES, SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, CABLE TELEVISION, ETC. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5A-17 OF THE FLORIDA ADMINISTRATIVE CODE.

3. SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FULFILLING PORTIONS THEREOF, OR THE POSSIBLE CONTAMINATION BY SOLID OR LIQUID WASTES WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY.

4. WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT, UNLESS OTHERWISE SHOWN.

5. ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR HANDSOME SURFACES AND 1/10 FOOT FOR NATURAL GROUND SURFACES.

6. NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

**ARTICLE VII**  
BOUNDARY INCONSISTENCIES:  
THE COMPARATIVE DIMENSIONS BETWEEN CALCULATED VALUES DERIVED FROM FIELD MEASUREMENTS AND OTHER VALUES ARE AS MORE FULLY SHOWN ON THE SURVEY MAP AS MAY APPLY.

**ARTICLE VIII**  
APPARENT PHYSICAL USE/EXPRESS PURPOSE/CONCURRENCE NOTES:  
1. THE SUBJECT PROPERTY IS VACANT AND IS USED FOR AUTOMOBILE PARKING BY THE ADJOINING AUTOMOBILE DEALERSHIP ABUTTING THE SITE.

2. THESE EXAMINATIONS WERE PERFORMED UNDER MY SUPERVISION AND IN MY PROFESSIONAL JUDGMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE BOUNDARIES IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

3. THE SUBJECT PROPERTY CONTAINS 44,909 SQUARE FEET OR 1.03 ACRES, MORE OR LESS, IN THE AGGREGATE.

4. THE CURRENT ZONING FOR THE SUBJECT PROPERTY IS B-40.

5. FOR MIAMI-DADE COUNTY CONCURRENCE EVALUATION PURPOSES, THIS PROPERTY IS TO BE SURFACED WITH ASPHALT PAVEMENT AND WILL CONTAIN APPROXIMATELY 123 PARKING SPACES, NO BUILDINGS ARE CONTEMPLATED FOR THE PROPERTY.

**ARTICLE IX**  
EASEMENTS AND COUNTY RESTRICTIONS:  
1. REFERENCE IS MADE TO THE SURVEY MAP AS TO THE LOCATION OF EASEMENTS THAT HAVE BEEN MADE KNOWN TO THE SURVEYOR. SEE ARTICLE VI, PART 1 FOR QUALIFICATIONS.

2. THIS PROPERTY IS ENCUMBERED BY A "COVENANT RUNNING WITH THE LAND" IN FAVOR OF METROPOLITAN DADE COUNTY AS RECORDED SEPTEMBER 9, 1998 IN OFFICIAL RECORDS BOOK 13816 AT PAGE 2764.

**ARTICLE X**  
CLIENT INFORMATION:  
THE "BOUNDARY AND TOPOGRAPHIC SURVEY" AND THE TENTATIVE PLAT, SURVEY MAP AND REPORT RESULTING THEREFROM WAS PREPARED AT THE INSTANCES OF: CAR WAR FL LSRD, LLC.

**ARTICLE XI**  
SURVEYOR'S CERTIFICATE:  
THE STATE OF FLORIDA } S.S.  
COUNTY OF MIAMI-DADE }

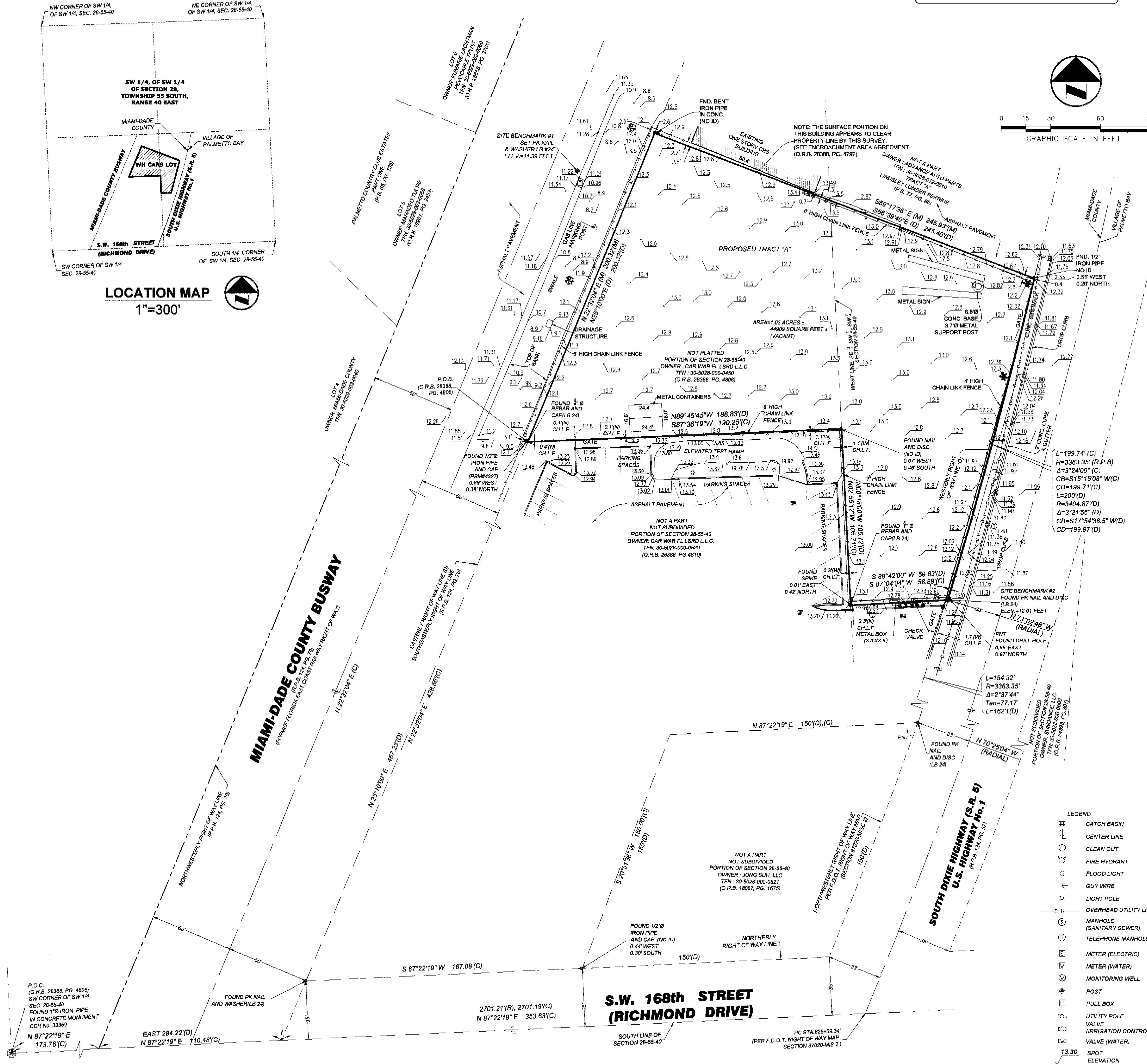
I HEREBY CERTIFY: THAT THIS TENTATIVE PLAT OF "WH CARS LOT," THE "BOUNDARY AND TOPOGRAPHIC SURVEY" AND THE SURVEY MAP AND REPORT UPON WHICH IT BASED, WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID SURVEY MEETS THE INTENT OF THE APPLICABLE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5A-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027, FLORIDA STATUTES.

ATKINS NORTH AMERICA, INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. L824

BY:   
DOUGLAS W. DEANS, PLS  
PROFESSIONAL LAND SURVEYOR NO. 4140  
STATE OF FLORIDA  
DATE OF FIELD SURVEY: JANUARY 6, 2014  
DATE OF CERTIFICATION: JANUARY 27, 2014

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND OFFICIAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITH THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS NOTICE IS REQUIRED BY RULE 5A-17 OF THE FLORIDA ADMINISTRATIVE CODE.

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AS SUCCESSOR IN NAME TO PRSSJ.  
ALL RIGHTS RESERVED.  
U.S. COPYRIGHT OFFICE REGISTRATION NO. TXU1-004-364



- LEGEND**
- CATCH BASIN
  - CENTER LINE
  - CLEAN OUT
  - FIRE HYDRANT
  - FLOOD LIGHT
  - GUY WIRE
  - LIGHT POLE
  - OVERHEAD UTILITY LINES
  - MANHOLE (SANITARY SEWER)
  - TELEPHONE MANHOLE
  - METER (ELECTRIC)
  - METER (WATER)
  - MONITORING WELL
  - POST
  - PULL BOX
  - UTILITY POLE
  - VALVE (IRRIGATION CONTROL)
  - VALVE (WATER)
  - SPOT ELEVATION